



GENERAL SERVICES, DEPARTMENT OF CAREER EXECUTIVE ASSIGNMENT EXAMINATION ANNOUNCEMENT

The State of California is an equal opportunity employer to all, regardless of age, ancestry, color, disability (mental and physical), exercising the right to family care and medical leave, gender, gender expression, gender identity, genetic information, marital status, medical condition, military or veteran status, national origin, political affiliation, race, religious creed, sex (includes pregnancy, childbirth, breastfeeding and related medical conditions), and sexual orientation. It is an objective of the State of California to achieve a drug-free work place. Any applicant for state employment will be expected to behave in accordance with this objective because the use of illegal drugs is inconsistent with the law of the State, the rules governing Civil Service, and the special trust placed in public servants.

DEPARTMENT:	GENERAL SERVICES, DEPARTMENT OF	RELEASE DATE:	Friday, August 21, 2015
POSITION TITLE:	Chief, Building & Property Management Branch	FINAL FILING DATE:	Friday, September 4, 2015
CEA LEVEL:	CEA B	EXTENDED FINAL FILING DATE:	Friday, October 2, 2015
SALARY RANGE:	\$ 8,985.00 - \$10,703.00 / Month	BULLETIN ID:	08212015_13

POSITION DESCRIPTION

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The Real Estate Services Division (RESA), the largest division within the Department of General Services (DGS), consists of five branches dedicated to providing services to all state agencies in the areas of asset planning and enhancement, property sales and acquisition, project management, architectural and engineering, property management and building maintenance, construction management, environmental assessment, and leasing and planning. The Building and Property Management Branch (BPM) provides diversified services including: building administration, operations, maintenance, custodial, groundskeeping and repairs to State-owned and leased properties statewide. The position is headquartered in Sacramento.

Under general direction of the Deputy Director and/or Assistant Deputy Director of RESA, the CEA, Chief of BPM, position located in Sacramento, is the State's real estate property manager. The Chief administers an operating budget of \$379 million and leads a multidisciplinary staff of over 1,590 employees; ensures quality delivery of services for 200+ office buildings throughout the state; develops and implements building management policies and practices, consistent with industry standards and best practices; practices a leadership style that actively engages staff and promotes a positive work environment and business culture; solicits feedback from customers to continuously improve customer service; and represents the Department in engagements with Agency, other state departments, the Legislature, and other stakeholders and partners.

MINIMUM QUALIFICATIONS

Applicants must meet the following minimum qualifications:

Either I

Must be a current State civil service employee with permanent civil service status, as defined in Government Code Section 18546.

Or II

Must be a current or former employee of the Legislature, who resigned or was released from service within the last 12 months, and with two or more consecutive years of service as defined in Government Code Section 18990.

Or III

Must be a current or former nonelected exempt employee of the Executive Branch of **government** who resigned or was released from service within the last 12 months, and with two or more consecutive years of service (excluding those positions for which the salaries are set by statute) as defined by Government Code Section 18992.

Or IV

Must be a person retired from the United States military, honorably discharged from active military duty with a service-connected disability, or honorably discharged from active duty as defined in Government Code Section 18991.

KNOWLEDGE AND ABILITIES

Applicants must demonstrate the ability to perform high administrative and policy – influencing functions effectively. Such overall ability requires possession of most of the following more specific knowledge and abilities:

(1) Knowledge of the organization and functions of California State Government including the organization and practices of the Legislature and the Executive Branch; principles, practices, and trends of public administration, organization, and management; techniques of organizing and motivating groups; program development and evaluation; methods of administrative problem solving; principles and practices of policy formulation and development; and personnel management techniques; the department's or agency's Equal Employment Opportunity Program objectives; and a manager's role in the Equal Employment Opportunity Program.

(2) Ability to plan, organize, and direct the work of multidisciplinary professional and administrative staff; analyze administrative policies, organization, procedures and practices; integrate the activities of a diverse program to attain common goals; gain the confidence and support of top level administrators and advise them on a wide range of administrative matters; develop cooperative working relationships with representatives of all levels of government, the public, and the Legislature and Executive branches; analyze complex problems and recommend effective courses of action; and prepare and review reports; and effectively contribute to the department's or agency's Equal Employment Opportunity objectives.

These knowledge and abilities are expected to be obtained from the following kinds of experience with substantial participation in the formulation, operation and/or evaluation of program policies (experience may have been paid or volunteer; in State service, other government settings, or in a private organization):

CEA Level A Responsible for broad administrative and program activities, including the execution and/or evaluation of program policies.

CEA Level B Responsible for extensive managerial and program administration or broad program manager experience with substantial participation in the formulation, operation, and/or evaluation of program policies.

CEA Level C Responsible for extensive highly professional influence and contributes to program, policy, and the methods to provide professional services needed to set policies, to meet the mission of the State department and often exercising technical and or professional skills that are required at this level.

DESIRABLE QUALIFICATION(S)

In addition to evaluating each candidate's relative ability, as demonstrated by quality and breadth of experience, the following factors will provide the basis for competitively evaluating each candidate:

- Experience supervising or working in an organization with multi-disciplinary staff managing the operation and maintenance of facilities.
- Experience at the managerial level establishing and implementing technical and operational policies related to facilities.
- Experience at the managerial level in strategic planning, performance measurement, benchmarking, and organizational development.
- Experience that demonstrates the ability to strategically analyze issues, evaluates alternatives, make decisions and take appropriate actions for highly complex matters.
- Management team experience demonstrating creativity, sound judgment, accountability, team building, and the ability to facilitate functional needs and structure to achieve strategic goals and to create and sustain a shared vision for the Department of General Services.
- Experience in customer/tenant relations with emphasis on retention, service, and rate issues.
- Experience at the managerial level in implementing green solutions and business practices that promote sustainability and reduce greenhouse gas emissions.
- Experience working with the budget process and monitoring the budget of an operation with at least \$10 million operating budget.
- Experience at the managerial level preparing and/or presenting program issues to executive management, the legislature, stakeholders and/or the public.
- Experience in labor relations with multiple bargaining units (such as CSEA/IUOE).

EXAMINATION INFORMATION

A minimum rating of 70% must be attained to obtain list eligibility. Hiring interviews may be conducted with the most qualified candidates. All candidates will receive written notification of their examination results. The result of this examination will be used only to fill the position of **Chief, Building & Property Management Branch**, with the **GENERAL SERVICES, DEPARTMENT OF**. Applications will be retained for twelve months.

The Results of this examination will be used only to fill this position and may be used to fill subsequent vacancies for this position for a period of up to twelve months.

The examination process will consist of an application, resume, and Statement of Qualifications evaluation. The Statement of Qualifications will be used to evaluate your education and experience as it relates to the “Desirable Qualifications” listed below, and may also serve as documentation of each candidate’s ability to present information clearly and concisely in writing since this is a critical factor to successful job performance. The Statement of Qualifications may be the only basis for your final score and rank on the eligible list.

Interviews may be conducted as part of the examination process. (Hiring interviews may be conducted with only the most qualified candidates if it is determined necessary in order to make a selection.)

All applicants will be notified of the results. The results of this examination may be used to fill subsequent vacancies in this position within the next twelve months. To obtain list eligibility, a passing score of 70% must be obtained.

FILING INSTRUCTIONS

Applications (STD 678), resumes and Statements of Qualifications must be POSTMARKED no later than the final filing date. Applications, resumes and Statements of Qualifications personally delivered or received via interoffice mail after 5:00 PM on the final filing date will not be accepted for any reason. The examination title must be indicated on the application. FAXED or EMAILED APPLICATIONS, RESUMES, AND STATEMENT OF QUALIFICATIONS WILL NOT BE ACCEPTED.

- A standard State Application (Form 678) and a resume that clearly addresses your experience and job titles, names and addresses of employers, periods of employment, and education relevant to the Minimum Qualifications listed above. Applications are available upon request or the Internet at: <http://jobs.ca.gov/pdf/std678.pdf>
- A Statement of Qualifications that describes your experience, knowledge and abilities as they relate to each “Desirable Qualification” factor listed under the “Desirable Qualifications” section of this bulletin. You must provide specific examples for each Desirable Qualification factor. The Statement of Qualifications should not exceed three pages in length with a font no smaller than 10 pitch.
- Applications submitted without a Statement of Qualifications will be rejected from this examination.
- Statement of Qualifications submitted without specific examples for each Desirable Qualification factor may be given a disqualifying score.

Interested applicants must submit:

- Resumes do not take the place of the Statement of Qualifications.

Applications must be submitted by the final filing date to:

GENERAL SERVICES, DEPARTMENT OF, OFFICE OF HUMAN RESOURCES
707 RD STREET, 7TH FLOOR, WEST SACRAMENTO, CA 95605

ERICA ROTHENBERG | 916 376-5400 | erica.rothenberg@dgs.ca.gov

SPECIAL TESTING

If you have a disability and need special testing arrangements, mark the appropriate box in Part 2 of the "Examination Application." You will be contacted to make specific arrangements.

GENERAL INFORMATION

If you meet the requirements stated in this bulletin, you may take this examination, which is competitive. Possession of the entrance requirements does not assure a place on the eligible list. Your performance in the examination described on this bulletin will be compared with the performance of others who take this test, and all candidates who pass will be ranked according to their scores.

The GENERAL SERVICES, DEPARTMENT OF reserves the right to revise the examination plan to better meet the needs of the service if the circumstances under which this examination was planned change. Such revision will be in accordance with civil service law and rules and all competitors will be notified.

General Qualifications: Candidates must possess essential personal qualifications including integrity, initiative, dependability, good judgment, and ability to work cooperatively with others.

Class specs: [CEA and Exempt Appointees](#)